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4 A RESOLUTION FINDING, DETERMINING AND  
5 RATIFYING AN INDUCEMENT RESOLUTION OF  
6 THE FORT WAYNE ECONOMIC DEVELOPMENT  
7 COMMISSION AUTHORIZING THE ISSUANCE AND  
8 SALE OF \$3,750,000 ECONOMIC REVENUE  
BONDS OF THE CITY OF FORT WAYNE, INDIANA,  
FOR THE PURPOSE OF INDUCING THE APPLICANT,  
(REALAMERICA HOMES, INC.) TO PROCEED WITH  
THE ACQUISITION, CONSTRUCTION AND EQUIPPING  
OF THE PROJECT.

9  
10 WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer")  
11 is authorized by I.C. §18-6-4.5 (the "Act") to issue revenue  
12 bonds for the financing of economic development facilities, the  
13 funds from said financing to be used for the acquisition, con-  
14 struction and equipping of said facilities, and said facilities  
15 to be either sold or leased to another person or directly owned  
16 by another person; and

17 WHEREAS, REALAMERICA HOMES, INC. (the "Applicant") has  
18 advised the Fort Wayne Economic Development Commission and the  
19 Issuer that it proposes that the Issuer sell or lease economic  
20 development facilities to the Applicant or Purchasers of the  
21 facilities from the Applicant or loan proceeds of an economic  
22 development financing to the Applicant or Purchasers from the  
23 Applicant for the same purpose, said economic development facil-  
24 ity to be the acquisition, construction and equipping of medical  
25 offices and support facilities to be located at 2410 Lake  
26 Avenue, within the City limits of Fort Wayne, Allen County, In-  
27 diana (the "Project"); and

28 WHEREAS, the completion of the Project will result in  
29 the diversification of industry and an increase of approximately  
30 28 new job opportunities, with an annual payroll of approxi-  
31 mately \$420,000, which will be of public benefit to the health,  
32 safety and general welfare of the Issuer and its citizens; and

WHEREAS, having received the advice of the Fort Wayne  
Economic Development Commission, it appears to this Council

1           that the financing of the Project would be of public benefit  
2         to the health, safety and general welfare of the Issuer and  
3         its citizens; and

4           WHEREAS, the acquisition and construction of the Pro-  
5         ject will not have an adverse effect on any similar facility al-  
6         ready constructed or operating in or about Fort Wayne, Indiana.

7           NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
8         THE CITY OF FORT WAYNE, INDIANA:

9           SECTION 1. The Common Council finds, determines, rati-  
10         fies and confirms that the promotion of diversification of eco-  
11         nomic development and job opportunities in and near Fort Wayne,  
12         Indiana and in Allen County, is desirable to preserve the health,  
13         safety and general welfare of the citizens of the Issuer; and  
14         that it is in the public interest the Fort Wayne Economic Devel-  
15         opment Commission and said Issuer take such action as it law-  
16         fully may to encourage diversification of industry and promotion  
17         of job opportunities in and near said Issuer.

18           SECTION 2. The Common Council further finds, deter-  
19         mines, ratifies and confirms that the issuance and sale of  
20         revenue bonds under the Act, in an amount not to exceed  
21         \$3,750,000 of the Issuer for the acquisition, construction and  
22         equipping of the Project and the sale or leasing of the Project  
23         to the Applicant or the sale or leasing of the Project or the  
24         loan of the proceeds of the revenue bonds to Purchasers from  
25         Applicant of the proposed facilities, for such purposes will  
26         serve the public purpose referred to above, in accordance with  
27         the Act.

28           SECTION 3. In order to induce the Applicant to proceed  
29         with the acquisition, construction and equipping of the Project,  
30         the Common Council hereby finds, determines, ratifies and con-  
31         firms that (i) it will take or cause to be taken such actions  
32         pursuant to the Act as may be required to implement the afore-  
       said financing, or as it may deem appropriate in pursuant there-  
       of, provided that all of the foregoing shall be mutually accept-

able to the Issuer and the Applicant; and (ii) it will adopt such ordinances and resolutions and authorize the execution of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

SECTION 4. All costs of the Project incurred after the passage of this Inducement Resolution, including reimbursement or repayment of the Applicant of monies expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter either sell or lease the same to the Applicant or loan the proceeds of such financing to the Applicant for the same purpose.

Dated this 14th day of July, 1981.

Vivian G. Schmidt

**COUNCILMAN**

APPROVED AS TO FORM AND LEGALITY.

DAVID B. KELLER, ATTORNEY FOR  
THE FORT WAYNE ECONOMIC  
DEVELOPMENT COMMISSION

1

2           A RESOLUTION FINDING, DETERMINING  
3           AND RATIFYING AN INDUCEMENT RESOLUTION  
4           OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
5           AUTHORIZING THE ISSUANCE AND SALE OF  
6           \$3,750,000 ECONOMIC REVENUE BONDS OF THE  
7           CITY OF FORT WAYNE, INDIANA,  
8           FOR THE PURPOSE OF INDUCING THE APPLICANT,  
9           (REALAMERICA HOMES, INC.)  
10           TO PROCEED WITH THE ACQUISITION,  
11           CONSTRUCTION AND EQUIPPING OF THE PROJECT.

7

8           WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer")  
9           is authorized by I.C. §18-6-4.5 (the "Act") to issue revenue  
10          bonds for the financing of economic development facilities,  
11          the funds from said financing to be used for the acquisition,  
12          construction and equipping of said facilities, and said faci-  
13          lities to be either sold or leased to another person or dir-  
14          ectly owned by another person; and

15           WHEREAS, REALAMERICA HOMES, INC. (the "Applicant") has  
16          advised the Fort Wayne Economic Development Commission and the  
17          Issuer that it proposes that the Issuer sell or lease economic  
18          development facilities to the Applicant or loan proceeds of an  
19          economic development financing to the Applicant for the same pur-  
20          pose, said economic development facility to be the acquisition,  
21          construction and equipping of medical offices and support faci-  
22          lities to be located at 2410 Lake Avenue, within the City limits  
23          of Fort Wayne, Allen County, Indiana (the "Project"); and

24           WHEREAS, the completion of the Project will result in the  
25          diversification of industry and an increase of approximately 28  
26          new job opportunities, with an annual payroll of approximately  
27          \$420,000, which will be of public benefit to the health, safety  
28          and general welfare of the Issuer and its citizens; and

29           WHEREAS, having received the advice of the Fort Wayne  
30          Economic Development Commission, it appears to this Council  
31          that the financing of the Project would be of public benefit  
32          to the health, safety and general welfare of the Issuer and  
             its citizens; and

1       to the health, safety and general welfare of the Issuer and  
2       its citizens; and

3           WHEREAS, the acquisition and construction of the Project  
4       will not have an adverse effect on any similar facility al-  
5       ready constructed or operating in or about Fort Wayne, Indiana.

6           NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
7       THE CITY OF FORT WAYNE, INDIANA:

8           SECTION 1. The Common Council finds, determines, rati-  
9       fies and confirms that the promotion of diversification of eco-  
10      nomic development and job opportunities in and near Fort Wayne,  
11      Indiana and in Allen County, is desirable to preserve the health,  
12      safety and general welfare of the citizens of the Issuer; and  
13      that it is in the public interest the Fort Wayne Economic Devel-  
14      opment Commission and said Issuer take such action as it lawfully  
15      may to encourage diversification of industry and promotion of job  
16      opportunities in and near said Issuer.

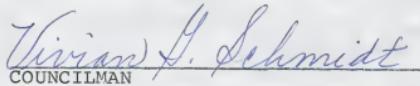
17           SECTION 2. The Common Council further finds, determines,  
18       ratifies and confirms that the issuance and sale of revenue bonds  
19       under the Act, in an amount not to exceed \$3,750,000 of the Issuer  
20       for the acquisition, construction and equipping of the Project  
21       and the sale or leasing of the Project to the Applicant for such  
22       purposes will serve the public purpose referred to above, in ac-  
23       cordance with the Act.

24           SECTION 3. In order to induce the Applicant to proceed  
25       with the acquisition, construction and equipping of the Project,  
26       the Common Council hereby finds, determines, ratifies and con-  
27       firms that (i) it will take or cause to be taken such actions  
28       pursuant to the Act as may be required to implement the afore-  
29       said financing, or as it may deem appropriate in pursuance there-  
30       of, provided that all of the foregoing shall be mutually accept-  
31       able to the Issuer and the Applicant; and (ii) it will adopt  
32       such ordinances and resolutions and authorize the execution of

1 such instruments and the taking of such action as may be neces-  
2 sary and advisable for the authorization, issuance and sale of  
3 said economic development bonds.

4 SECTION 4. All costs of the Project incurred after the  
5 passage of this Inducement Resolution, including reimbursement  
6 or repayment of the Applicant of monies expended by the Appli-  
7 cant for planning, engineering, interest paid during construction,  
8 underwriting expenses, attorney and bond counsel fees, acquisition  
9 construction and equipping of the Project will be permitted to be  
10 included as part of the bond issue to finance said Project, and  
11 the Issuer will thereafter either sell or lease the same to the  
12 Applicant or loan the proceeds of such financing to the Applicant  
13 for the same purpose.

14 Dated this 14<sup>th</sup> day of July, 1981.

15   
16 COUNCILMAN

17 APPROVED AS TO FORM AND LEGALITY

18 

19  
20 David B. Keller, Attorney for  
21 the Fort Wayne Economic  
22 Development Commission

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Read the first time in full and on motion by H. Schmid,  
seconded by J. Stier, and duly adopted, read the second time  
by title and referred to the Committee Finance (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on July 19, the 1981, at o'clock M., E.S.T.

DATE: 7-14-81

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by H. Schmid,  
seconded by J. Stier, and duly adopted, placed on its  
passage. PASSED (VOTED) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>G</u>				
<u>BURNS</u>	<u>X</u>				
<u>EISBART</u>	<u>X</u>				
<u>GiaQUINTA</u>	<u>X</u>				
<u>NUCKOLS</u>	<u>X</u>				
<u>SCHMIDT, D.</u>	<u>X</u>				
<u>SCHMIDT, V.</u>	<u>X</u>				
<u>SCHOMBURG</u>	<u>X</u>				
<u>STIER</u>	<u>X</u>				
<u>TALARICO</u>	<u>X</u>				

DATE: 7-28-81

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)  
(APPROPRIATION)-ORDINANCE (RESOLUTION) No. Q-58-81  
on the 28th day of July, 1981.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

(SEAL) John Nuckols  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 29th day of July, 1981, at the hour of  
1:00 o'clock P.M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 3rd day of August  
1981, at the hour of 11 o'clock A.M., E.S.T.

Wm. C. Moses Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-81-07-12

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN  
ORDINANCE A RESOLUTION FINDING, DETERMINING AND RATIFYING AN  
INDUCEMENT RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION AUTHORIZING THE ISSUANCE AND SALE OF \$3,750,000  
ECONOMIC REVENUE BONDS OF THE CITY OF FORT WAYNE, INDIANA, FOR  
THE PURPOSE OF INDUCING THE APPLICANT, (REALAMERICA HOMES, INC.)  
TO PROCEED WITH THE ACQUISITION, CONSTRUCTION AND EQUIPPING  
OF THE PROJECT

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HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE No PASS.

VIVIAN G. SCHMIDT, CHAIRMAN

*Vivian G. Schmidt*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

MARK E. GIAQUINTA

*Mark E. Giacinta*

PAUL M. BURNS

*Paul M. Burns*

ROY J. SCHOMBURG

*Roy Schomburg*

CONCURRED IN

DATE 7/26/81 CHARLES W. WESTERMAN, CITY CLERK

INDUCEMENT RESOLUTION OF  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
ON APPLICATION OF  
REALAMERICA HOMES, INC.

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WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code §18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, Realamerica Homes, Inc. (the "Applicant"), has filed its Application with the Fort Wayne Economic Development Commission (the "Commission"); and

WHEREAS, Applicant has advised the Commission that it proposes that the Issuer issue economic development revenue bonds and that the proceeds thereof (1) either be used by the Issuer to acquire, construct and equip an economic development facility and sell or lease the same to the Applicant; or (2) that such proceeds be loaned to the Applicant for the same purposes; and

WHEREAS, the economic development facility will consist of medical offices and supporting facilities to be located at 2410 Lake Avenue, Fort Wayne, Allen County, Indiana (the "Project"); and

WHEREAS, the diversification of industry and increase of job opportunities to be achieved by the completion of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare

of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition, construction and equipping of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County, Indiana.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION AS FOLLOWS:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds of the Issuer in an amount of approximately \$3,750,000 for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

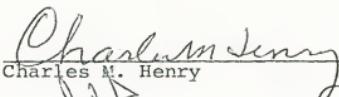
3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing or as it may deem appropriate to said end; provided that all of the foregoing shall be mutually acceptable to the Issuer and Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the Project to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

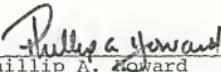
ADOPTED this 2nd day of July, 1981.

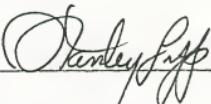
FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
Sidney R. Sheray

  
\_\_\_\_\_  
Charles M. Henry

  
\_\_\_\_\_  
Timothy S. Borne

  
\_\_\_\_\_  
Phillip A. Howard

  
\_\_\_\_\_  
Stanley J. Lipp

COMMISSION CONCERNING THE PROPOSED FINANCING  
OF ECONOMIC DEVELOPMENT FACILITIES FOR  
Realamerica Homes, Inc.

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 18-6-4.5-16.

### Description of Proposed Facilities

Medical offices and support facilities to be located at 2410 Lake Avenue  
within the City limits of Fort Wayne, Allen County, Indiana.

#### Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

### Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$3,750,000.00, including costs of issuance of the economic development revenue bonds.

**Number of Jobs and Estimated Payroll**

It is anticipated there will be approximately 28 new jobs created by this project with an estimated payroll increase of approximately \$420,000.00 annually.

### Adverse Competitive Effect

The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 2 day of July, 1981.

Sidney R. Sheray

Charles Henry

Timothy Borne

Phillip Howard

Stanley Lipp



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

9 July 1981

Debbie Shell  
E.D.C. Coordinator  
Community Development & Planning  
Room #880 - City-County Building  
One Main Street  
Fort Wayne, IN 46802

Re: Parklake Professional Center  
2410 Lake Avenue

Dear Debbie:

The property located at 2410 Lake Avenue is presently zoned R-3 - Multiple Family Residential with approval from the Board of Zoning Appeals for a medical office park (Case No. 37-1978-Z).

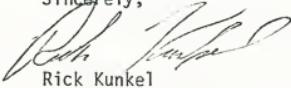
On May 19, 1981, Robert Meister of Realamerica Homes, Inc., filed an application for a final plat called Parklake Professional Center. The City Plan Commission at its regular meeting held June 22, 1981, reviewed the final plat and gave a DO PASS subject to the following conditions:

1. Sidewalks required along Lake Avenue.
2. Easements required per GTE and I&M.
3. Deceleration and recovery lanes required per Traffic Engineering.

The above items must be shown on the plat before we at City Planning can release the plat for signatures of the Plan Commission and Board of Works.

As of July 9, 1981 the above listed conditions have not been complied with and the final plat has not been signed by the Plan Commission or the Board of Works.

Sincerely,



Rick Kunkel  
Land Use Specialist

RK:pb

MINUTES

FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION

JULY 2, 1981

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A meeting of the Fort Wayne Economic Development Commission was held at 11:00 a.m. in Room 128 of the City-County Building, Fort Wayne, Indiana, on July 2, 1981.

Commission members present were: Sidney Sheray, Timothy Borne, Phillip Howard, Charles Henry and Stanley Lipp.

The meeting was called to order by Commission President Sidney Sheray.

Discussion of the Standard Building Partnership was continued to the July 16, 1981 Commission meeting.

The second item of business was the PRT project. Attorney Bill Hopkins spoke for the applicant. Legal notice of the public hearing for PRT was duly published in the Fort Wayne Journal-Gazette on June 27, 1981. The \$1,600,000 project will consist of the acquisition and equipping of an existing manufacturing facility at 1140 Hayden Street. No one spoke in opposition to the project. Mr. Henry motioned that the Commission enter into an inducement resolution. Mr. Howard seconded the motion, which was unanimously approved.

The next item of business was the final approval of the application of Pines of America. Legal notice of the public hearing for Pines of America was duly published in the Fort Wayne Journal-Gazette on June 27, 1981. Attorney Bill Hopkins spoke on behalf of the applicant. He reported Cincinnati Life Insurance Company is purchasing the issue of \$890,000. Interest rate is to be 11 $\frac{1}{2}$ % for a term of 20 years. No one spoke in opposition to the project. Mr. Borne motioned the project be approved, Mr. Howard seconded the motion, which was then unanimously approved.

The application of Helfreuchning Realty Partnership was then discussed. Legal notice of the public hearing for Helfreuchning Realty project was duly published in the Fort Wayne Journal Gazette on June 27, 1981. Attorney Arthur W. Freuchtenicht spoke on behalf of the Partnership. He reported that the \$1,000,000 project would consist of the acquisition, restoration and equipping of the International College Building, 229 W. Berry Street. No one spoke in opposition to the project. Mr. Borne moved the Commission enter into an Inducement Resolution. Mr. Lipp seconded the motion, which was passed unanimously.

Discussion was opened on the application of Realamerica Homes, Inc. Notice of the public hearing on the Realamerica Homes, Inc. project was duly published on June 27, 1981 in the Fort Wayne Journal-Gazette. Attorney Donald Landgraff spoke on behalf of the project. The \$3,750,000 project will consist of the construction of medical offices and support facilities to be located at 2410 Lake Avenue. No one spoke in opposition to the project. Mr. Howard moved that the Commission enter into an inducement resolution. Mr. Borne seconded the motion. The motion then passed unanimously.

Mr. Keller announced that he will no longer be working for the Commission. The Commission expressed its appreciation for Mr. Keller's service and expertise while he served as its attorney.

The Commission also expressed appreciation for the many years of service and dedication of former Commission member Dr. Jack Gren. A letter of appreciation will be sent to Dr. Gren.

The minutes of the Economic Development Commission Meeting held on June 18, 1981 were unanimously approved on motion by Mr. Borne and second by Mr. Sheray.

There being no further business before the Commission, the meeting was adjourned.

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Timothy Borne, Secretary

DIGEST SHEET

03-81-07-12

TITLE OF ORDINANCE: Inducement Resolution for an Issue of \$3,750,000

DEPARTMENT REQUESTING ORDINANCE: Economic Development Commission

SYNOPSIS OF ORDINANCE: The Project will consist of the acquisition, construction and equipping of medical offices and support facilities to be located at 2410 Lake Avenue, within the City limits of Fort Wayne, Allen County, Indiana, on application of REALAMERICA HOMES, INC.

EFFECT OF PASSAGE: The completion of the acquisition, construction and acquisition of the aforementioned Project, creating 28 new job opportunities with an annual payroll of \$420,000.

EFFECT OF NON-PASSAGE: None of the above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None

ASSIGNED TO COMMITTEE (PRESIDENT):